

**Record of Decision
Part 3: Responsiveness Summary**

PART 3 – THE RESPONSIVENESS SUMMARY

A. PUBLIC COMMENTS AND EPA RESPONSES

EPA published the notice of availability of the Proposed Plan and Administrative Record in the Attleboro Sun Chronicle on July 25, 2019, and released the Proposed Plan to the public by posting a publicly accessible link on EPA’s website. In addition, EPA provided the Proposed Plan to the Attleboro Public Library located at 74 North Main Street, Attleboro, MA.

From July 26, 2019 through August 26, 2019, EPA held a thirty-day public comment period to accept public comments on the alternatives presented in the Feasibility Study and Proposed Plan, and on any other documents previously released to the public. On July 31, 2019, EPA held a public informational meeting, immediately followed by a Public Hearing, to describe EPA’s Proposed Plan and to accept any oral or written comments. The meeting was held at the Attleboro Public Library, 74 North Main Street, Attleboro, MA.

One comment was received during the Public Hearing from a local elected official and one comment was received from an Attleboro resident in writing during the public comment period. The full text of both the written and oral comments received during the comment period has been included in the Administrative Record for the Site.

Comment Received at the July 31, 2019 Public Hearing

Comment #1:

Attleboro City Official Comment:

During the July 31, 2019 Public Hearing, an Attleboro City Official asked that EPA consider preparing a communication plan as a component of the proposed plan, whereby EPA would communicate to the residents affected and inform them in advance of new information being posted on a website. The commenter also stated that residents should be informed at an equal level as the Attleboro Health Department and local officials and that he realizes that there may be additional costs for the communication plan.

EPA Response:

EPA considers community involvement to be an important component of the Superfund cleanup process and site-specific community involvement plans are developed and implemented for each site, including the Walton & Lonsbury Site. EPA typically tailors the scope of the community involvement plans to the level of community interest in the site and the stage of the cleanup process. The community involvement plans are also considered “living” documents and are updated or reviewed as site conditions and community needs and concerns change. EPA will take into consideration this request for enhanced communication by providing timely and periodic updates as part of the community involvement plan for the Walton & Lonsbury Site.

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Comment Received in Writing during the Public Comment Period

Comment #2

Local Resident Comment:

A local resident of Attleboro commented that he thinks the best use for the Walton & Lonsbury Property after the cleanup is for it to become an apartment and possibly also a retail complex and asked that EPA consider the suggestion along with input from the mayor and city council. The commenter cited the need for reasonably-priced, subsidized housing. The commenter also stated that some efforts are being made to bring back or have new businesses in the area, which had vanished with opening of the Emerald Square shopping mall.

EPA Response:

The Baseline Human Health Risk Assessment for the Walton & Lonsbury Site determined that an unacceptable risk to hypothetical future residents at the Walton & Lonsbury Property exists from direct exposure to certain contaminants in soil and groundwater. The Walton & Lonsbury Property is current zoned for industrial use based on zoning information from the City of Attleboro. Based on EPA discussions with the City during the development of cleanup alternatives, the City indicated that there are currently no plans to change the zoning designation. Further, a portion of the Walton & Lonsbury Property is leased to a tenant and is actively used for commercial purposes. Since residential use was not a current or reasonably anticipated future use of the Walton & Lonsbury Property, alternatives that would remediate the Property to allow for residential use were eliminated from consideration in the Feasibility Study following initial cleanup alternative development. The proposed cleanup plan and the final selected remedy documented in this ROD will allow for future industrial/commercial use of the Walton & Lonsbury Property but also includes Institutional Controls to prohibit future residential use of the Property.

It is expected that a Notice of Activity and Use Limitation, pursuant to Massachusetts regulatory standards, will be placed on the Walton & Lonsbury Property that will restrict residential use of the Site, but establishes procedures for an applicant to apply to the State and EPA for a change in use if contaminant risk is assessed and addressed by the project proponent, consistent with CERCLA.